

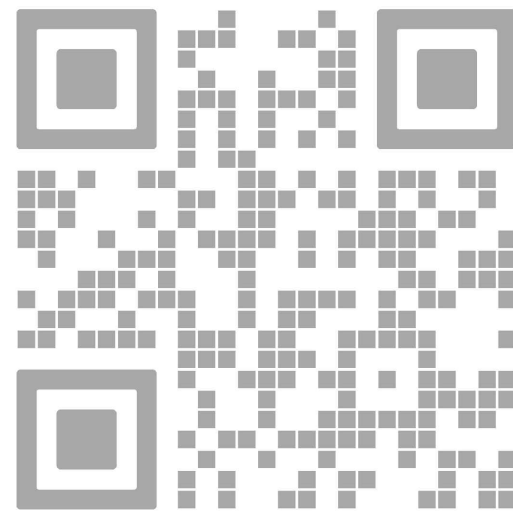


-	STREET ADDRESS	FOLIO #	NET SITE AREA (BASED ON LAND SURVEY)
PARCEL	1600 SOUTH FEDERAL HIGHWAY, POMPAO BEACH, FLORIDA 33062	494-212-000-070	2.354 AC = 102,519 SF

DRAWING INDEX

DRC SUBMITTAL  
03/12/2025

COVER		
-	COVER SHEET	o
ARCHITECTURE		
A-001	DRAWING INDEX & GENERAL SITE INFORMATION	o
A-002	LAND SURVEY	o
A-003	SITE LOCATION	o
A-004	ZONING CODE ANALYSIS & PARKING REQUIREMENTS	o
A-004A	ADJACENT ZONING AND PROPERTY INFORMATION	o
A-004B	HEIGHT TRANSITION DIAGRAM	o
A-005	PARKING PROGRAM	o
A-006	CONCEPTUAL BUILDING SECTION, GFA TABLE & UNIT MATRIX	o
A-080	SITE PLAN	o
A-081	CPTED SITE PLAN	o
A-082	THE CPTED & SECURITY STRENGTHENING CONDOTIONS	o
A-201	LEVEL 1.5 FLOOR PLAN LAYOUT	o
A-202	LEVEL 02 FLOOR PLAN LAYOUT	o
A-203	LEVEL 03 FLOOR PLAN LAYOUT	o
A-204	LEVEL 04 FLOOR PLAN LAYOUT	o
A-205	LEVEL 05-09 FLOOR PLAN LAYOUT (X5)	o
A-206	LEVEL 10 FLOOR PLAN LAYOUT	o
A-207	ROOF PLAN	o
A-501	NORTH ELEVATION	o
A-502	SOUTH ELEVATION	o
A-503	WEST ELEVATION	o
A-504	EAST ELEVATION	o
R-001	CONCEPTUAL 3D RENDERINGS 01	o
R-002	CONCEPTUAL 3D RENDERINGS 02	o
R-003	CONCEPTUAL 3D RENDERINGS 03	o
R-004	CONCEPTUAL 3D RENDERINGS 04	o
R-005	CONCEPTUAL 3D RENDERINGS 05	o
R-006	CONCEPTUAL 3D RENDERINGS 06	o
R-007	CONCEPTUAL 3D RENDERINGS 07	o
R-008	CONCEPTUAL 3D RENDERINGS 08	o
R-009	CONCEPTUAL 3D RENDERINGS 09	o
R-010	CONCEPTUAL 3D RENDERINGS 10	o
R-011	CONCEPTUAL 3D RENDERINGS 11	o
R-012	CONCEPTUAL 3D RENDERINGS 12	o
S-001	SUN STUDY (3D VIEWS)	o
S-002	SUN STUDY (TOP VIEWS)	o
CIVIL		
C1	PAVEMENT MARKING & SIGNAGE PLAN	o
C2	PAVING, GRADING, & DRAINAGE PLAN	o
C3	WATER & SEWER PLAN	o
LANDSCAPE		
L-000	EX TREE DISPOSITION PLAN	o
L-100	HARDSCAPE PLAN – GROUND FLOOR	o
L-101	HARDSCAPE PLAN – GROUND FLOOR	o
L-102	HARDSCAPE PLAN – GROUND FLOOR	o
L-103	HARDSCAPE PLAN – GROUND FLOOR	o
L-104	HARDSCAPE PLAN – 4TH FLOOR	o
L-105	HARDSCAPE PLAN – 10TH FLOOR	o
L-100	HARDSCAPE PLAN – GROUND FLOOR	o
L-101	HARDSCAPE PLAN – GROUND FLOOR	o
L-102	HARDSCAPE PLAN – GROUND FLOOR	o
L-103	HARDSCAPE PLAN – GROUND FLOOR	o
L-104	HARDSCAPE PLAN – 4TH FLOOR	o
L-105	HARDSCAPE PLAN – 10TH FLOOR	o
L-200	PLANTING PLAN – GROUND FLOOR	o
L-201	PLANTING PLAN – GROUND FLOOR	o
L-202	PLANTING PLAN – GROUND FLOOR	o
L-203	PLANTING PLAN – GROUND FLOOR	o
L-204	PLANTING PLAN – 4TH FLOOR	o
L-205	PLANTING PLAN – 10TH FLOOR	o
L-206	PLANT LIST AND LANDSCAPE LEGEND	o
L-207	SOIL VOLUME PLAN	o
L-208	PLANTING DETAILS AND SPECS	o
L-300	IRRIGATION PLAN – GROUND FLOOR	o
L-301	IRRIGATION PLAN – GROUND FLOOR	o
L-302	IRRIGATION PLAN – GROUND FLOOR	o
L-303	IRRIGATION PLAN – GROUND FLOOR	o
L-304	IRRIGATION PLAN – 4TH FLOOR	o
L-305	IRRIGATION PLAN – 10TH FLOOR	o
L-306	IRRIGATION DETAILS AND SPECS	o
PHOTOMETRICS		
P-001	GROUND FLOOR PHOTOMETRICS	o
P-002	LEVEL 1.5 PHOTOMETRICS	o
P-003	LEVEL 02 PHOTOMETRICS	o



REV.	DATE	DESCRIPTION
01	05-13-2025	D.R.C. SUBMITTAL

ALL MEASUREMENTS MUST BE VERIFIED BEFORE  
BEGINNING THE WORKS. NO MEASUREMENTS ARE TO  
BE SCALED DIRECTLY FROM THIS DRAWING.

Key section

Client  
**VERA FUND**  
NICK POLYUSHKIN  
& YURI KHARITONENKOV  
TEL: 305.833.3303

Project  
**1600 S FEDERAL HIGHWAY  
(MIXED-USE PROJECT)**  
1600 SOUTH FEDERAL HIGHWAY,  
POMPAO BEACH, FL 33062

DRAWING INDEX & GENERAL SITE INFORMATION			
Drawn <b>J. WU</b>		Field <b>ARCHITECTURE</b>	
Verified <b>N. TREMBLAY</b>		Scale <b>as shown</b>	
Approved <b>S. L'ECUYER</b>		Date <b>05-28-2025</b>	
Project Manager <b>J. WU</b>		Dwg. no.  <b>A-001</b>	
Project <b>24-838</b>			